



IT IS ORDERED as set forth below:

A handwritten signature in black ink, reading "Jeffery W. Cavender".

Date: June 3, 2019

Jeffery W. Cavender
U.S. Bankruptcy Court Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE:)	
)	CHAPTER 13
KENETTA NATASHE MUHAMMAD)	
)	
Debtor.)	CASE NO.: 17-59230-JWC

ORDER ON MOTION TO APPROVE SALE OF REAL PROPERTY

On April 12, 2019, the Debtor filed a Motion to Approve Sale of Real Property (the "Motion") (Docket No. 48) requesting permission from the Court to sell real property located at 2049 Highview Road SW, Atlanta, GA 30311 (the "Property") for \$282,500.00 to Blacktop Consulting LLC. A hearing on the Motion was held on May 7, 2019. At the hearing, Debtor's Counsel and Counsel for the Chapter 13 Trustee appeared. No appearances were made by any other party in interest and no objections to the Motion were timely filed. Therefore, for good cause shown, it is hereby

ORDERED that the Motion is *granted* and sale of the Property as set forth above and in the Motion is *approved* with all liens being paid in full at the closing of the sale. It is

FURTHER ORDERED that Debtor shall (i) object to the claim of the mortgage lender if the claim has not been withdrawn or amended to reflect the sale within ten (10) days after the closing on the sale of the Property; (ii) proceeds from the sale of the Property to be paid directly to her Chapter 13 Trustee to be disbursed to unsecured creditors first and then any remaining proceeds to be refunded to the Debtor; and (iii) Debtor will provide the Chapter 13 Trustee with a copy of the HUD1 statement within 10 days of the sale.

[END OF DOCUMENT]

Prepared and submitted by:

/s/
Howard P. Slomka
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Attorney for the Debtor
Slipakoff & Slomka, PC
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404-800-4001

No opposition by:

/s/ (signed with express permission)
Julie M. Anania, Esq.
GA Bar No.: 477064
Staff Attorney for
Nancy J. Whaley
Standing Chapter 13 Trustee
303 Peachtree Center Avenue, NE
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Atlanta, GA 30303
janania@njwtrustee.com
678-992-1210

DISTRIBUTION LIST

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Nancy J. Whaley
Chapter 13 Trustee
303 Peachtree Center Avenue
Suite 120, Suntrust Garden Plaza
Atlanta, GA 30303

(See attached matrix for additional creditors)

Label Matrix for local noticing
113E-1
Case 17-59230-jwc
Northern District of Georgia
Atlanta
Mon Jun 3 12:56:39 EDT 2019

(p)AMERICAN HONDA FINANCE
P O BOX 168088
IRVING TX 75016-8088

(p)CAPITAL ONE
PO BOX 30285
SALT LAKE CITY UT 84130-0285

Central Finl Control
Po Box 660873
Dallas, TX 75266-0873

A. Michelle Hart Ippoliti
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Rd.
Roswell, GA 30076-2102

National Collegiate Student
Loan Trust 2005-1
Transworld Systems Inc.
NORCROSS GA 30091

(p)PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

Source Receivables Mng
4615 Dundas Dr Ste 102
Greensboro, NC 27407-1761

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McCalla Raymer Liebert Pierce
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Roswell, GA 30076-2102

Verizon
by American InfoSource LP as agent
4515 N Santa Fe Ave
Oklahoma City, OK 73118-7901

Ally Bank
PO Box 130424
Roseville, MN 55113-0004

Julie M. Anania
Nancy J. Whaley
Standing Chapter 13 Trustee
Suite 120
303 Peachtree Center Avenue
Atlanta, GA 30303-1286

Capital One
Po Box 30253
Salt Lake City, UT 84130-0253

Cis Fin Svcs
369 10th Avenue Sw
Hamilton, AL 35570-6511

Vanessa A. Leo
Shapiro Pendergast & Hasty, LLP
211 Perimeter Center Parkway NE
Suite 300
Atlanta, GA 30346-1305

PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

John D. Schlotter
McCalla Raymer Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076-2102

Synchrony Bank
c/o PRA Receivables Management, LLC
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Norfolk, VA 23541-1021

US DEPT OF EDUCATION
CLAIMS FILING UNIT
PO BOX 8973
MADISON, WI 53708-8973

Verizon
by American InfoSource LP as agent
PO Box 248838
Oklahoma City, OK 73124-8838

Ally Financial
200 Renaissance Ctr
Detroit, MI 48243-1300

CIS Financial Services, Inc.
Bankruptcy Department
Attn: Tamara Armstrong
PO Box 1906
Hamilton, AL 35570-1906

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Enhanced Recovery Co L
8014 Bayberry Rd
Jacksonville, FL 32256-7412

Kenetta Natashe Muhammad
2049 Highview Road SW
Atlanta, GA 30311-2536

Portfolio Recovery Ass
287 Independence
Virginia Beach, VA 23462-2962

Howard P. Slomka
Slipakoff & Slomka, PC
Overlook III - Suite 1700
2859 Paces Ferry Rd, SE
Atlanta, GA 30339-6213

The Money Source Inc.
500 South Broad Street Suite 100A
Meriden, CT 06450-6755

Us Dept Of Ed/glelsi
Po Box 7860
Madison, WI 53707-7860

Verizon Wireless
Po Box 49
Lakeland, FL 33802-0049

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

American Honda Finance	(d)American Honda Finance Corporation	Capital One
Po Box 1027	National Bankruptcy Center	15000 Capital One Dr
Alpharetta, GA 30009	P.O. Box 168088	Richmond, VA 23238
	Irving, TX 75016-8088	

Portfolio Recovery Associates, LLC
POB 41067
Norfolk VA 23541

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Ally Bank	(u)CIS Financial Services, Inc.	(u)The Money Source Inc.
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End of Label Matrix	
Mailable recipients	30
Bypassed recipients	3
Total	33